

A vibrant watercolor floral border surrounds the central text. It features a variety of flowers in shades of red, pink, purple, yellow, and green, with some leaves and stems visible. The style is soft and painterly.

B  **TANICAL**
MICKLEHAM

The background of the entire page is a vibrant watercolor illustration of various flowers. There are large red peonies, smaller yellow and pink blossoms, and clusters of purple flowers. Green leaves are scattered throughout, adding to the lush, natural feel. A large white circle is positioned on the right side of the page, containing the main text.

WELCOME TO BOTANICAL

Just north of the city, something special is beginning to blossom. A new community where mother nature and modern life exist in perfect harmony to create a place that's full of life. From the sweet smell of flowers in the air, to the stunning river red gums peppered throughout the streets and parks, you'll discover greenery and colour around every corner. Welcome to Botanical – a new home where good things are set to grow.

PLACED PERFECTLY

Part of Melbourne's growing northern corridor, Botanical is right in the heart of Mickleham. An address that offers you all sorts of advantages. Craigieburn Central and Highlands Shopping Centre are just minutes up the road, whilst the future Mickleham City Centre is just around the corner.

When it comes to educating your family, you'll find an abundance of options close by. For your little ones, you'll have your pick of three established primary schools: Mickleham Primary, Craigieburn Primary or Aitken Creek Primary, plus four brand new primary schools planned for the area. For the bigger kids, choose between sought-after public and private secondary schools. If childcare is what you need, there are plenty of choices convenient to the community.

Life in the heart of the north means you get the best of both worlds. Enjoy the space you need to grow, and the convenience of being within reach of Melbourne's city centre. Donnybrook railway station is nearby and the train will get you into the CBD in just 45 minutes. If you prefer the comfort of your car, Botanical provides easy access to Mickleham Road, and the Hume Freeway.



VITIS VINIFERA (ORNAMENTAL GRAPE VINE)

Despite being a true grape plant, it does not produce any fruit. However, it does produce the most magnificent red foliage every autumn, draping the gardens in bright crimson.



**TAKE A SEAT
AT THE TABLE**



WHERE GOOD THINGS GROW

Artist's impression only.

With over 30 hectares of open space to enjoy, your family will have plenty of room in which to play, relax and grow. At the heart of the community, you'll find a stunning 22-hectare Botanical Park featuring wetlands, a playground and a breathtaking botanical garden, all just waiting to be explored.

Throughout this stunning new community, you'll find hectares of lush greenery, pocket parks lined with towering river red gums, plus a sporting oval and a vast network of walking and cycling trails that connect the whole neighbourhood.

You'll soon discover that Botanical is a place where good things grow.

TASTE THE GOOD LIFE

When you choose Botanical, you'll have more than a new home to call your own; you'll have a neighbourhood that grows around you. The planned local shopping centre will be located moments from your front door, so you'll be a few minutes' walk from fresh produce, a laid-back latte and a meeting place where you'll find yourself making new friends in no time.



TULBAGHIA VIOLACEA (PINK AGAPANTHUS)

You probably wouldn't guess from its deep violet flowers, but this species is part of the onion family. Its leaves and purple blossoms are also edible, although we recommend growing your own if you wish for a taste test.

BUILDING HOMES AND FUTURES

PROTECTING YOUR INVESTMENT

There's no bigger decision than where you choose to establish your life, so we've made sure that Botanical will exceed your expectations. Satterley has developed smart building and design guidelines that every builder must follow. This allows for a consistently high standard of construction and home builds within the community.

Think of the design guidelines as Satterley's way of helping you to protect your investment.

These design principles ensure that each home is well thought out and that the neighbourhood will present well for years to come.



**EUCALYPTUS SIDEROXYLON ROSEA
(RED FLOWERING IRONBARK)**

Like many of the flora you'll find in Botanical, this flower is indigenous to Australia and perfectly adapted to our unique climate. Look out for its fuchsia flowers in winter and early spring.



A young man and woman are standing outdoors, smiling and looking towards the right. The man is wearing a blue button-down shirt over a white t-shirt, and the woman is wearing a black and white striped t-shirt. They are holding hands. The background is a blurred outdoor setting with greenery and a white structure.

**YOU'RE IN
GOOD HANDS**

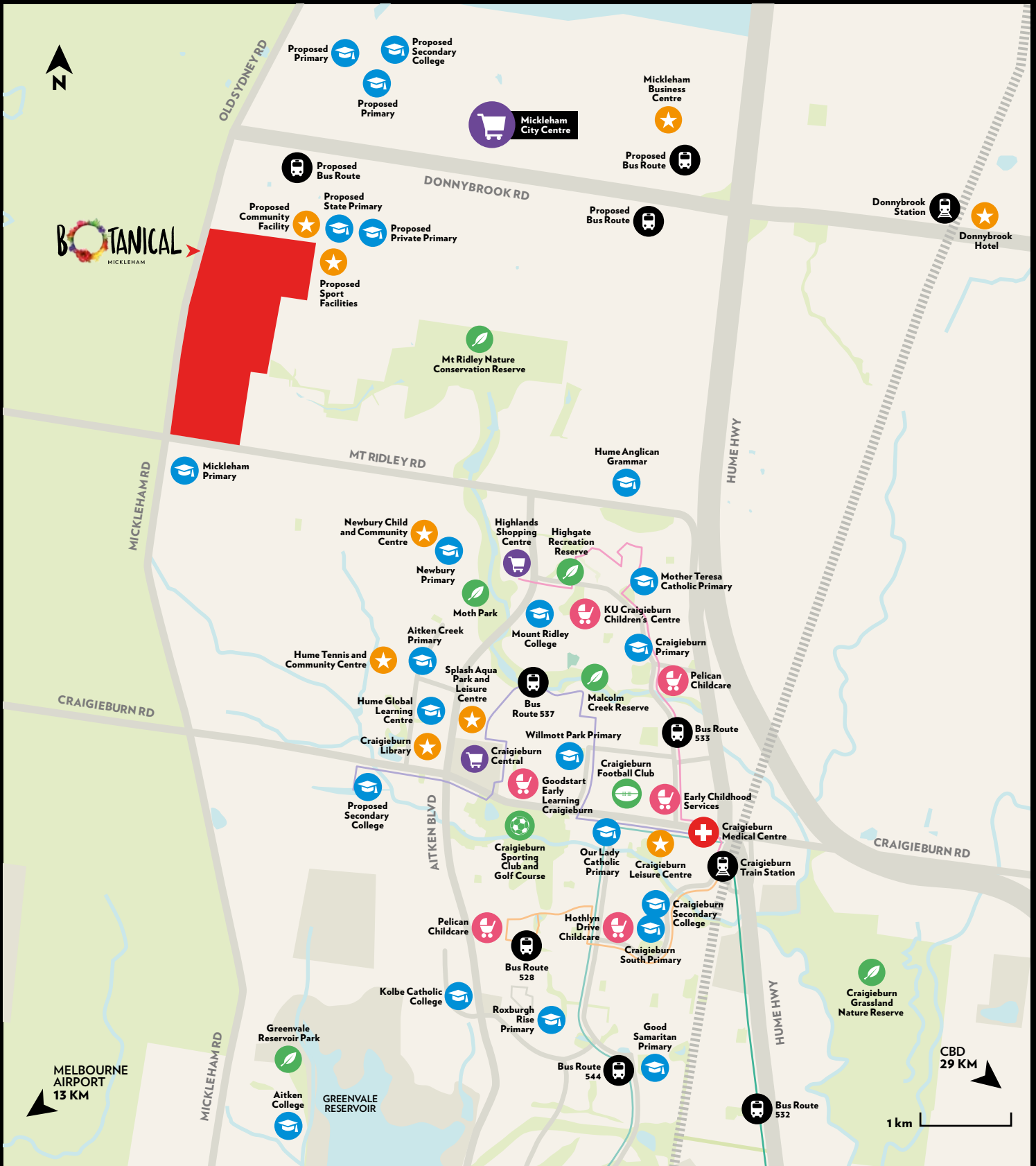
SATTERLEY PROPERTY GROUP

Satterley Property Group is Australia's largest privately owned residential land developer, with communities in Victoria, Queensland and Western Australia. Satterley has delivered more than 165 residential projects and sold more than 60,000 lots to date, making it the sector's pacesetter for many years. Satterley has won over a hundred prestigious international, national and state awards for excellence in residential communities, environment and urban renewal. The simple fact is that the Satterley name is intrinsically linked with a reputation for development excellence.



**KOELREUTERIA PANICULATA
(GOLDEN RAIN TREE)**

It's easy to see why this species is commonly known as the Golden Rain Tree. Explore the gardens in summer and you won't miss the chains of bright yellow flowers. And as the temperatures cool, you'll notice the surrounding leaves gradually change from green to bronze.



BOTANICAL

MICKLEHAM

The information, images, plans and artist's impressions used in this brochure are indicative only and do not necessarily depict the actual Botanical development. This brochure was completed prior to completion of the design and construction of the project, therefore development details and timing are subject to change. Purchasers must rely on their own enquiries and carefully review the plans and specifications within the contract of sale prior to purchase © Copyright. Printed July 2017. SM10006